

ORDINANCE NO. 20210826-070

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7508 MCANGUS ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2021-0047, on file at the Housing and Planning Department, as follows:

A 26.99 acre tract of land, situated in the Noel M. Bain Survey, Section No. 1, Abstract No. 61, being out of the remnant portion of a called 46.676 acre tract (Tract 11), conveyed to SR Development Inc, in a Correction Deed recorded in Volume 12983, Page 702, Official Public Records of Travis County, Texas, said 26.99 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 7508 McAngus Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Development of the Property is limited to 212 dwelling units.

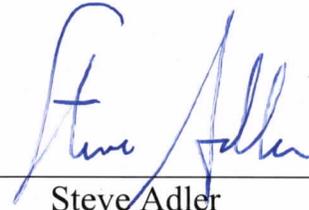
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate-high density (MF-4) district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on September 6, 2021.

PASSED AND APPROVED

August 26, 2021

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Steve Adler
Mayor

APPROVED:  **ATTEST:** 
Anne L. Morgan / by 10/17
City Attorney

Jannette S. Goodall
City Clerk

FIELD NOTES
FOR

A 26.99 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING OUT OF THE REMNANT PORTION OF A CALLED 46.476 ACRE TRACT (TRACT 11), CONVEYED TO SR DEVELOPMENT, INC., IN A CORRECTION DEED RECORDED IN VOLUME 12983, PAGE 702 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. SAID 26.99 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at an iron rod with cap marked "MMLSI" found on a point in the west right-of-way line of McAngus Road, a variable width right-of-way, said point being the south terminus of Ross Road, a 70-foot right-of-way, described as a called 4.38-acre tract recorded in Volume 13346, Page 202 of the Official Records of Travis County, Texas, said point being the southeast corner of said 46.476-acre tract, also being the northeast corner of a called 49.61-acre tract conveyed to James C. McCarn, Jr., in Document No. 2018093209 of the Official Public Records of Travis County, Texas, as described in Volume 11959, Page 434 of the Official Public Records of Travis County, Texas for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE N 62°47'39" W, departing the west right-of-way line of said McAngus Road, with the south boundary line of said 46.476-acre tract, same being the north boundary line of said 49.61-acre tract, and, in part, with the north boundary line of a called 49.55-acre tract conveyed to RPC F1 50 LLC, recorded in Document No. 2020041511 of the Official Public Records of Travis County, Texas, a distance of **2385.38 feet** to a calculated point in the north boundary line of said 49.55-acre tract, same being the southeast corner of a called 3.401-acre tract (Tract 10), conveyed to SR Development Inc, recorded in Volume 12983, Page 702 of the Official Records of Travis County, Texas, also being the southwest corner of said 46.476-acre tract for the southwest corner hereof;

THENCE N 68°51'41" E, departing the north boundary line of said 49.55-acre tract, with the west boundary line of said 46.476-acre tract, same being the east boundary line of said 3.401-acre tract, a distance of **168.89 feet** to a calculated point for an angle point hereof;

THENCE N 56°46'15" E, continuing with the west boundary line of said 46.476-acre tract, same being the east boundary line of said 3.401-acre tract, a distance of **222.45 feet** to a calculated point in the west boundary line of said 46.476-acre tract, same being the east boundary line of said 3.401-acre tract for the northwest corner hereof;

THENCE S 78°46'58" E, departing the east boundary line of said 3.401-acre tract, through the interior of said 46.476-acre tract, a distance of **970.76 feet** to a calculated point for an angle point hereof;

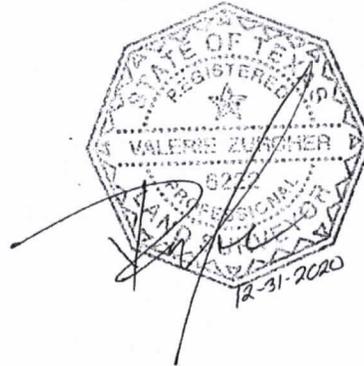
THENCE S 84°03'58" E, continuing through the interior of said 46.476-acre tract, a distance of **609.18 feet** to an iron rod with cap marked "SGCE" found on a point in the west right-of-way line of said Ross Road, for a point of non-tangent curvature and northeast corner hereof;

THENCE with the west right-of-way line of said Ross Road, same being the east boundary line of the Remnant Portion of said 46.476-acre tract the following three (3) courses and distances:

Exhibit A

1. along the arc of a curve to the left, having a radius of 505.00 feet, a central angle of $08^{\circ}25'19''$, a chord bearing and distance of **S $16^{\circ}07'23''$ E, 74.16 feet**, for an arc length of **74.23 feet** to an iron rod with cap marked "SGCE" found for a point of non-tangency hereof,
2. **S $20^{\circ}19'48''$ E**, a distance of **637.99 feet** to an iron rod with cap marked "SGCE" found for a point of non-tangent curvature hereof, and
3. along the arc of a curve to the right, having a radius of 435.00 feet, a central angle of $47^{\circ}50'39''$, a chord bearing and distance of **S $03^{\circ}39'23''$ W, 352.78 feet**, for an arc length of **363.24 feet** to the **POINT OF BEGINNING** and containing 26.99 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 51094-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 31, 2020
JOB No.: 51094-00
DOC.ID.: H:\Survey\CIVIL\51094-00\Zoning\Word\FN51094-00_26.99Ac_MF.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01



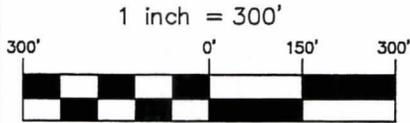


EXHIBIT OF

A 26.99 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING OUT OF THE REMNANT PORTION OF A CALLED 46.476 ACRE TRACT (TRACT 11), CONVEYED TO SR DEVELOPMENT, INC., IN A CORRECTION DEED RECORDED IN VOLUME 12983, PAGE 702 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.



A CALLED 12.745 ACRE TRACT
OWNER: CITY OF AUSTIN
DOC. NO. 2003100667 (O.P.R.)

A CALLED 3.401 ACRE TRACT
(TRACT 10)
OWNER: SR DEVELOPMENT, INC.
VOL. 12983, PG. 702 (O.R.)

26.99 ACRES

A REMNANT PORTION OF A CALLED
46.476 ACRE TRACT (TRACT 11)
OWNER: SR DEVELOPMENT, INC
VOL. 12983, PG. 702 (O.R.)

A CALLED 49.55 ACRE TRACT
OWNER: RPC F1 50 LLC
DOC. NO. 2020041511 (O.P.R.)

N62°47'39"W 2385.38'

A CALLED 49.61 ACRE TRACT
OWNER: JAMES C. McCARN, JR.
DOC. NO. 2018093209 (O.P.R.)
DESCRIBED IN
VOL. 11959, PG. 434 (O.P.R.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°51'41"E	168.89'
L2	N56°46'15"E	222.45'

S84°03'58"E 609.18'

S78°46'58"E 970.76'

ROSS ROAD
70-FOOT RIGHT OF WAY
A CALLED 4.38 ACRE TRACT
VOL. 13346, PG. 202 (O.R.)
S20°19'48"E 637.99'

NOEL M BAIN SURVEY
SECTION NO. 1
ABSTRACT NO. 61

Mc ANGUS ROAD
(VARIABLE WIDTH RIGHT OF WAY)

P.O.B.
FD. I.R.(MMLSI)



PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBLS FIRM REGISTRATION #10028801

LEGEND:

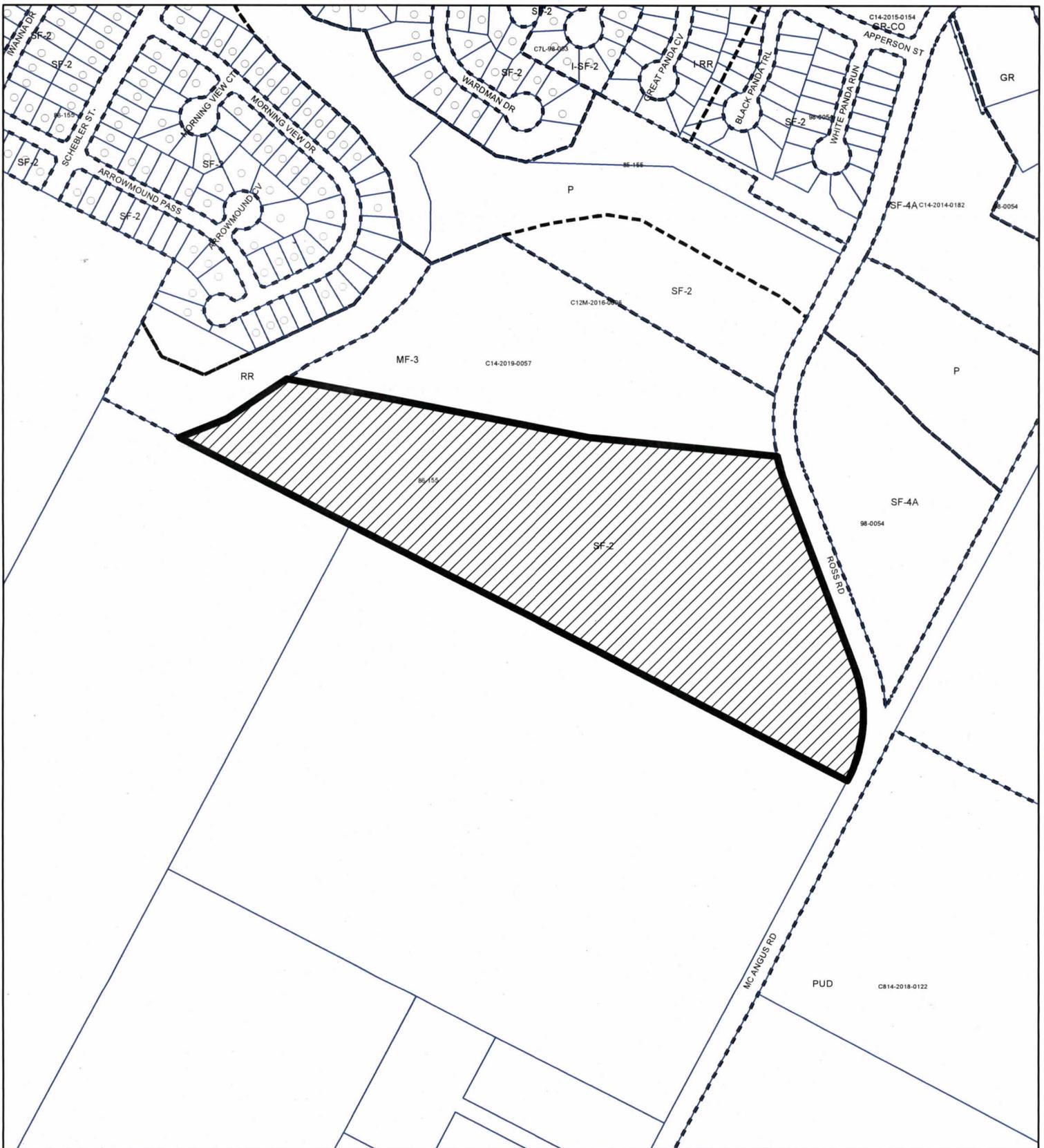
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- FD. FOUND
- I.R. IRON ROD
- FD. I.R. FOUND IRON ROD (CAP AS NOTED)

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	505.00'	8°25'19"	S16°07'23"E	74.16'	74.23'
C2	435.00'	47°50'39"	S03°39'23"W	352.78'	363.24'

DECEMBER 31, 2020

SHEET 1 OF 1

JOB No.: 51094-00



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0047

Exhibit B

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 3/24/2021